

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 9, 2005

ITEM NO. 9

SUBJECT **The Reserve
5-PP-2004**

REQUEST Request approval of a single-family subdivision of 51 residential lots with amended development standards located on a 202+/- acre parcel.

Key Items for Consideration:

- The project conforms to the most recent update to the ESL ordinance. The applicant has included all significant rock outcropping and 50 cfs washes in the areas to be preserved by the NAOS dedication.
- The applicant has requested a 25% reduction in the development standards for the R1-130 and R1-190 ESL residential zoning districts located within this proposed development.
- Additional NAOS is provided as justification for the proposed amended Standards. Roads and lots were planned around washes, rock outcrops, and existing vegetation to minimize disturbance.
- A majority of this site was burned in the 1995 Rio Verde wild fire. Areas north of Dynamite Boulevard and east of 118th Street will be revegetated with indigenous vegetation.
- The plan provides for a centralized park with an internal trail system linking lots to the park.
- A multi-use public trail will be provided in the 100-foot scenic corridor along Dynamite Boulevard and along 118th Street to Dixileta Road.

OWNER CGP Granite Golf L L C
480-443-8868

APPLICANT CONTACT Tom Rief / Dave Gulino
Land Development Services
480-946-5020

LOCATION N 118th Street

BACKGROUND **Zoning.**
The subdivision is zoned Single Family Residential with Environmentally Sensitive Lands Ordinance Overlay, (R1-190 ESL and R1-130 ESL). These zoning districts allow for one single-family residence per 130,000 and 190,000 square foot lots. These zoning districts are intended for large single-family residential dwelling units.

Context.

The proposed subdivision lies entirely within undeveloped native desert and is situated around the existing golf course (The Golf Club of Scottsdale) located to the north and east. The general topography of the site and surrounding areas is moderately hilly, consisting of both steep slopes and wide floodplains. The site generally slopes to the southeast at approximately 2%. Natural washes traverse the site until they reach Dynamite Boulevard where they flow either along the north side of the Drive in an earthen swale or cross over at 118th Street. Regional landmarks such as: Fraisfield Mountain; Four Peaks; the McDowell Mountains, and Tom's Thumb are visible from almost every proposed lot.

Adjacent Uses:

- North: Vacant lots and preservation land north of Dixileta Road zoned Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL and R1-190 ESL). The Scottsdale Golf Club is zoned Single Family Residential.
- South: Vacant land south of Dynamite Boulevard zoned Single Family Residential (R1-130).
- East: The Scottsdale Golf Club, Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL), and preservation land.
- West: Vacant land zoned Single Family Residential, Environmentally Sensitive Land (R1-190 ESL).

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This is a request for approval of a final subdivision plat on 202 acres with 51 custom home lots. Access to the subdivision will be provided from Dynamite Boulevard to the south with secondary accesses to the west along 118th Street. The proposed internal road and lot locations have been designed to minimize wash crossings and preserve mature native vegetation. The subdivision features large lots averaging 144,000 square feet with defined building envelopes accessed thru a gated entry located at Dynamite Boulevard and the 121st Street alignment.

The proposed shade structures and gatehouse building follow Hacienda style architecture; consistent with the style approved on the adjacent Scottsdale Golf Club development.

- The gatehouse will be constructed of adobe brick, wood or iron doors, mission style tile roof, with a building height of 24 feet.
- The ramada with tower and small ramada will be constructed of native stone or adobe brick with a mission style tile roof.
- The tower will be constructed of adobe brick, mission style tile roof with iron railings.
- The wall and view fence will be constructed of adobe brick with concrete or stucco pilaster. The pilaster will have a stone/concrete/tile cap.
- The gates will be constructed of wrought iron with iron paneling.
- There are two bridge options both constructed of adobe brick and concrete or stucco; one with iron paneling, and the other with an iron fence.

The applicant will create a “Scenic Enhancement Zone” along the Dynamite Boulevard and 118th Street frontages. Enhanced landscaping and re-vegetation in this area will improve the open space character.

IMPACT ANALYSIS

Traffic.

There will be one point of access from Dynamite Boulevard to the south, and secondary access to the west along 118th Street. Roads will be private and will be constructed per the approved master circulation plan.

Airport Vicinity.

The property is located outside the airport noise influence area.

Water/Sewer.

The developer is responsible for new water and sewer infrastructure to service the site. Water and sewer infrastructure will be constructed per the approved Master Water and Wastewater Plans.

Police/Fire.

Police and fire facilities are located in the area of Alma School Road south of Dynamite Boulevard.

Schools.

Cave Creek Unified School District has been notified of this application.

Open space/Scenic Corridors.

Open space will be provided along the washes throughout the development. A 100-foot scenic corridor will be dedicated along Dynamite Boulevard as per the Dynamite Foothills Character Plan. The Natural Area Open Space (NAOS) requirement is 65 acres and 73 acres of NAOS will be provided. An additional 10 acres of NAOS will be provided after approval of right-of-way abandonment bringing the total provided to 83 acres of NAOS.

Community Involvement.

The applicant conducted neighborhood involvement activities that included letters to property owners within 2,000 feet of the project. Several neighbors in the area stated concerns about the access drive location around the large boulder feature, as well as the level of improvement of 118th Street.

Other Boards and Commissions.

The applicant has applied to abandon right-of-way (2-AB-2005).

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE

DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)


Greg Williams

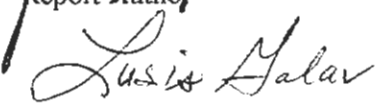
Senior Planner

Phone: 480-312-4205

E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat (5 pgs)
5. Site Plan
6. Amended Development Standards (5 pgs)
7. Landscape Plan (2 pgs)
8. Gatehouse Elevations (2 pgs)
9. Gate Elevations (2 pgs)
10. Tower Elevations (2 pgs)
11. N.A.O.S. Exhibits: Pre- & Post R.O.W. Abandonment (2 pgs)
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements

5-AP-2004

April 2005

4/14/05

PROJECT NARRATIVE**The Reserve**

This request is for approval of a preliminary plat for The Reserve, a 202-acre site consisting of 51 custom home sites. The property is located north of Dynamite Blvd. between 118th Street and 122nd Street. The Golf Club Scottsdale golf course is directly north and east of the site. Undeveloped low-density residential property is to the west, north and south of the site.

A majority of the site vegetation was burned in the 1995 wildfire, however the site is scattered with mature saguaros, rock outcrops, and meandering washes which slope from west to east. Regional landmarks such as: Fraisefield Mountain; Four Peaks; the McDowell Mountains; and Tom's Thumb are visible from almost every lot. The subdivision features large lots with defined building envelopes accessed thru a gated entry. Home sites have been carefully planned to maximize views and incorporate many natural features. Public trails will be provided along the Dynamite Blvd. & 118th Street frontages. An internal private trail links the lots to an internal park. The private park amenity will have areas of turf for passive play buffered with desert vegetation. Shade structures and gatehouse bldg. follow Hacienda style architecture; consistent with the style approved on the adjacent Golf Club Scottsdale development.

This application also includes a request for amended development standards. Amended standards allow greater flexibility in locating roads and lots around sensitive areas such as jurisdictional washes and rock outcrops. The property is entitled for 51 units. Approval of amended standards will not increase density.

- There are two zoning districts on the property; R1-190 ESL and R1-130 ESL. The 120th Street alignment is the approximate line of separation between the two zoning districts. Lot sizes within the development range from 293,000 square feet to no less than 97,500 square feet. The overall lot size averages 144,000 square feet.
- Approximately 64.0 acres of NAOS are required. Approximately 73 acres are provided prior to the abandonment of un-used R.O.W. (associated with approval of this project is a separate R.O.W. abandonment case resulting in @ 10 extra acres of NAOS; post R.O.W. abandonment equates to @ 83 acres of NAOS)
- The plan provides 17 acres of re-vegetated NAOS, which is @ 24% of the required NAOS. This is less than the 30% maximum allowed per the new ESLO standards.
- Defined building envelopes help establish and preserve on-lot NAOS.
- A multi-use public trail is provided along 118th Street. This trail will replace the existing trail on the western edge of the adjacent golf course property. This new trail alignment connects Dynamite Blvd. to the State Land north of the property. This is consistent with the up-dated City Trails Master Plan.
- A public use trail is also provided within the 100' Dynamite Blvd. Scenic Corridor, consistent with Local Area Master Plans
- A private trail system provides internal linkages to the park amenity
- A 100' Scenic Corridor will be dedicated along Dynamite Blvd. per the Dynamite Foothills Character plan and other City guidelines
- An additional open space setback is provided along Dynamite Blvd.
- No continuous perimeter walls are proposed however, intermittent screen & view fencing is provided.
- Architectural character elements are included in this application to show the future build environment. The colors and materials are consistent with the theme approved for the adjacent Golf Club development.

Scenic Enhancement Zone

The Reserve will create a "Scenic Enhancement Zone" along the Dynamite Blvd. and 118th Street frontages. Enhanced landscape and re-vegetation in this area will improve the open space character. The "Scenic Enhancement Zone" will buffer the home sites from Dynamite Blvd. and 118th Street while providing a greater experience for those traveling along Dynamite Blvd. or 118th Street:

- The Enhancement Zone consists of re-vegetated, rolling landform berms approximately eight feet higher than the elevation of Dynamite Blvd.
- Slopes will be rounded to blend in with the surrounding desert.
- Vegetation will be consistent with plant materials and density appropriate for the area.
- The Enhancement Zone is the north seventy-five (75) feet of the Scenic Corridor.
- The twenty-five (25) feet closest to the roadway will remain undisturbed.
- Specific on-site design and implementation of the Enhancement Zone will insure that significant natural features will remain intact.
- Recent utility construction within the Dynamite Blvd. right-of-way has disturbed this area and the owner would like to re-vegetate this area as well.

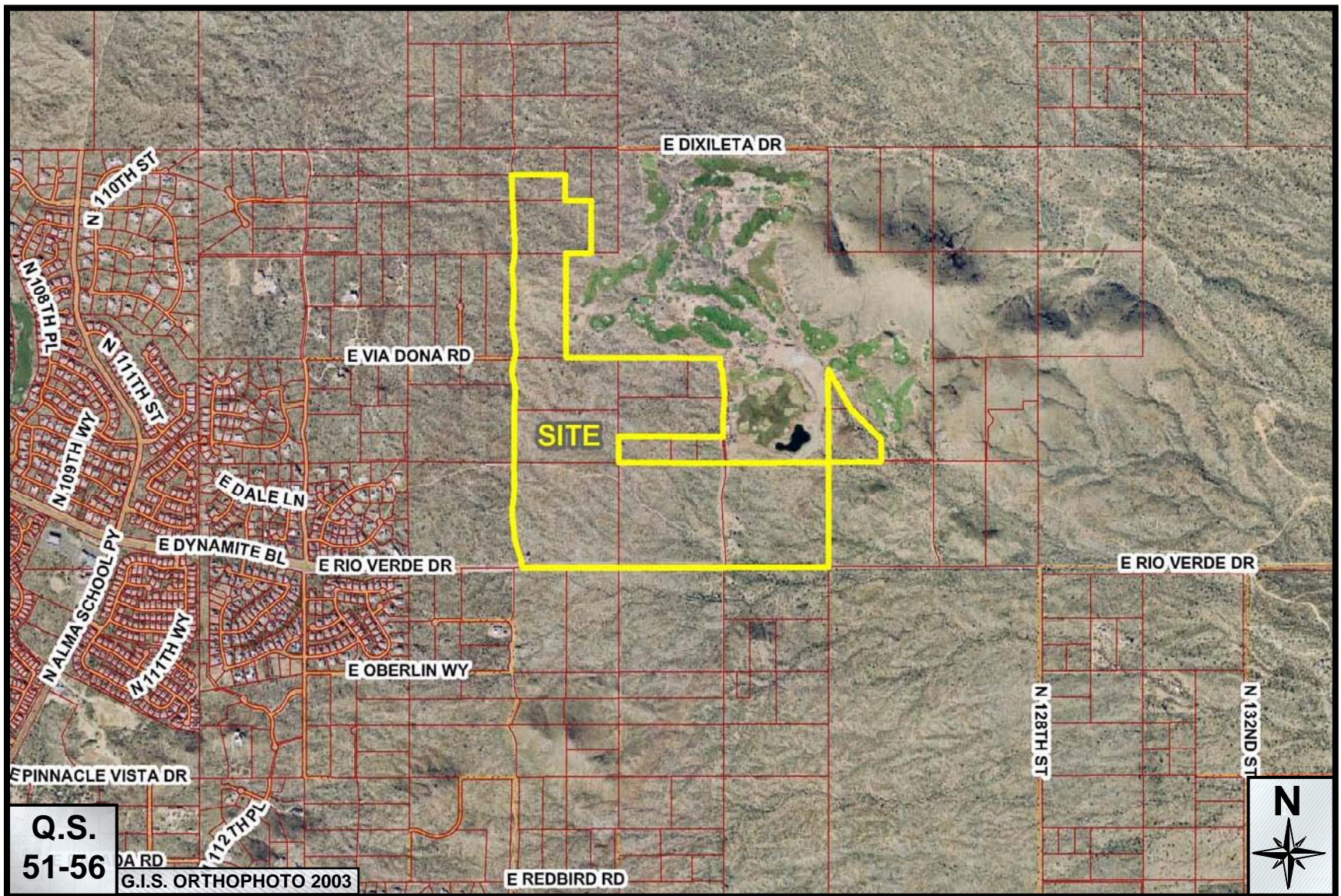
The Reserve -

Justifications for Amended Development Standards:

Per the Environmentally Sensitive Lands Ordinance, development standards may be reduced by 25%. This applied to lot sizes, lot widths, and building setbacks. This application meets the criteria for amended development standards as outlined in the zoning ordinance:

(note, approval of the amended development standards will not increase density)

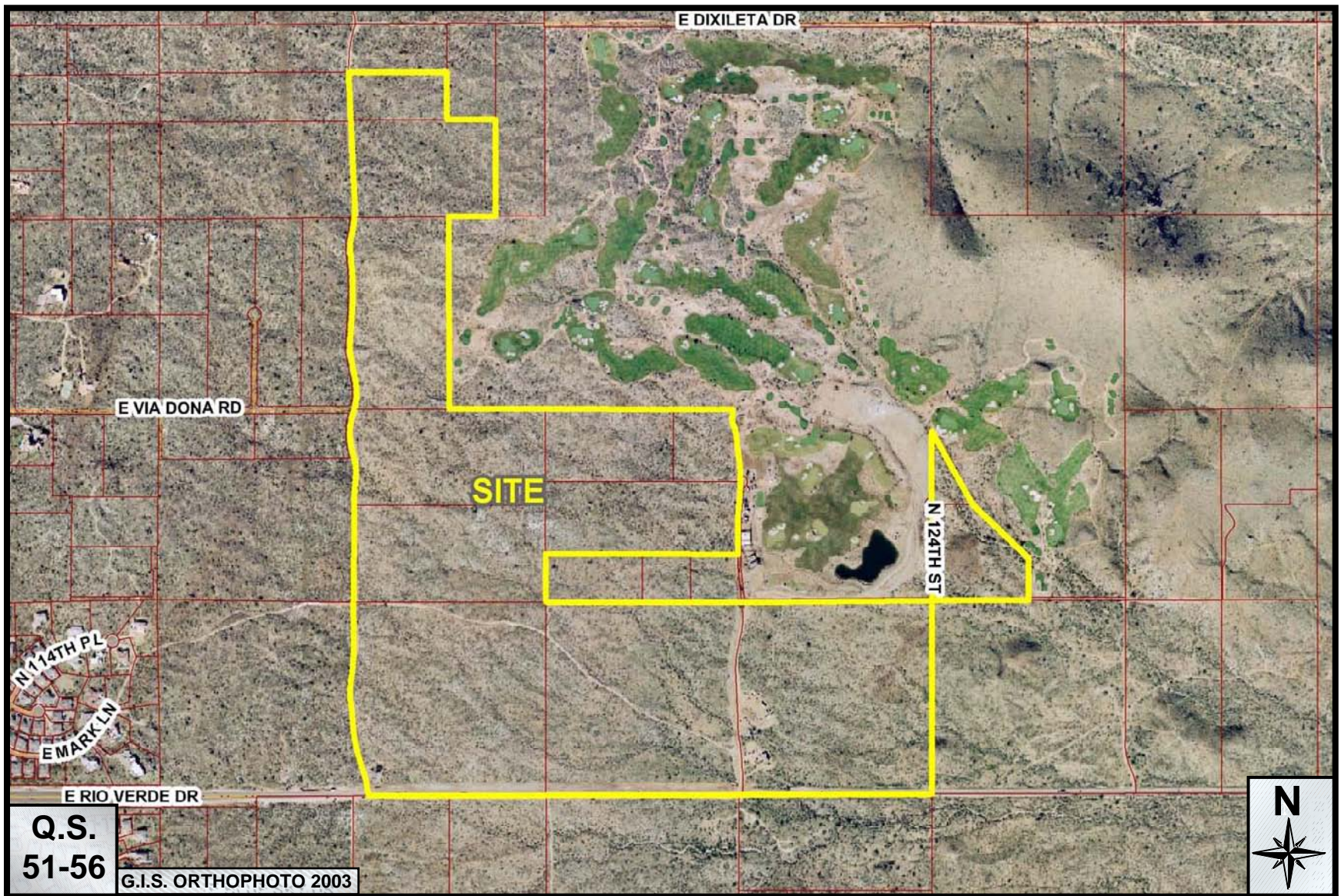
- A) Protect and preserve significant natural and visual resources:
Significant rock outcropping can be found scattered throughout the site, along with several washes. They are located on the opportunity and constraints map. Flexibility in lot sizes and design will allow these features to be incorporated into the subdivision layout and preserved for everyone's benefit.
- B) Conserve the character of the natural desert landscape:
Approximately 64.0 acres of NAOS are required. A minimum of 72.9 +/- acres of NAOS will be provided through dedications within the scenic corridor, wash corridors and on-lot areas. This is @ 14.5 extra acres of NAOS or an increase in NAOS by @ 25%. (post R.O.W. abandonment, @ 83.2 acres of NAOS will be provided)
- C) Density will not increase with the use of amended development standards:
The site is currently entitled for 51 units and 51 lots are proposed. The goal of amended development standards is to develop a sensitive site plan that preserves the desert environment and creates a pleasing neighborhood.
- D) Public Trail along 118th Street & Dynamite Blvd.
This development will include a multi use public trail along 118th Street from Dynamite Blvd. north to Dixileta Road. This trail will be fully accessible to the general public and is part of the City's Trails Master Plan. This trail replaces the trail dedicated on the western boundary of the adjacent golf course property. The plan also provides a public trail within the Dynamite Blvd. Scenic Corridor. This is consistent with the applicable City design guidelines.
- E) Provision for common open space and interior amenities.
The plan provides a centralized park readily available to residents of the development. Access to the park is enhanced by an internal trail system linking the lots to the park.
- F) There will be no continuous perimeter walls on the edge of the community:
To preserve the scenic beauty of the desert, thematic walls and view fencing will be intermittently placed behind the scenic corridor and along other edges of the Property.
- G) Increased Scenic Corridor and Building Setback:
A 100' scenic corridor will be provided along Dynamite Blvd. however, the site provides an average scenic setback of 200'. This meets the intent of the scenic corridor by providing a greater visual open space and building setbacks.
- H) Minimize the impacts of development and construction on surrounding property:
The Reserve is a community of custom lots that provides large lots with substantial setbacks and an excess of NAOS. The development will require no mass grading. Roads have been carefully designed to minimize grading, disturbance and erosion. Each single-family home site will be subject to a separate review by the City plan review staff.
- H) Retain the visual character of the area:
This low density development with large setbacks, excess open space, minimal grading and limited building heights combined with ESLO color and materials result in preserving the character of the area.
- I) Creative and sensitive planning and design:
The site plan has been carefully designed to take full advantage of the features of this property. Roads and lots were planned around washes, rock outcrops, and existing vegetation. Views to surrounding landforms were maximized while disturbance to the existing desert landscape will be minimized. The variety of lot sizes and shapes helps create an attractive streetscape.



The Estates at Granite Mountain

5-PP-2004

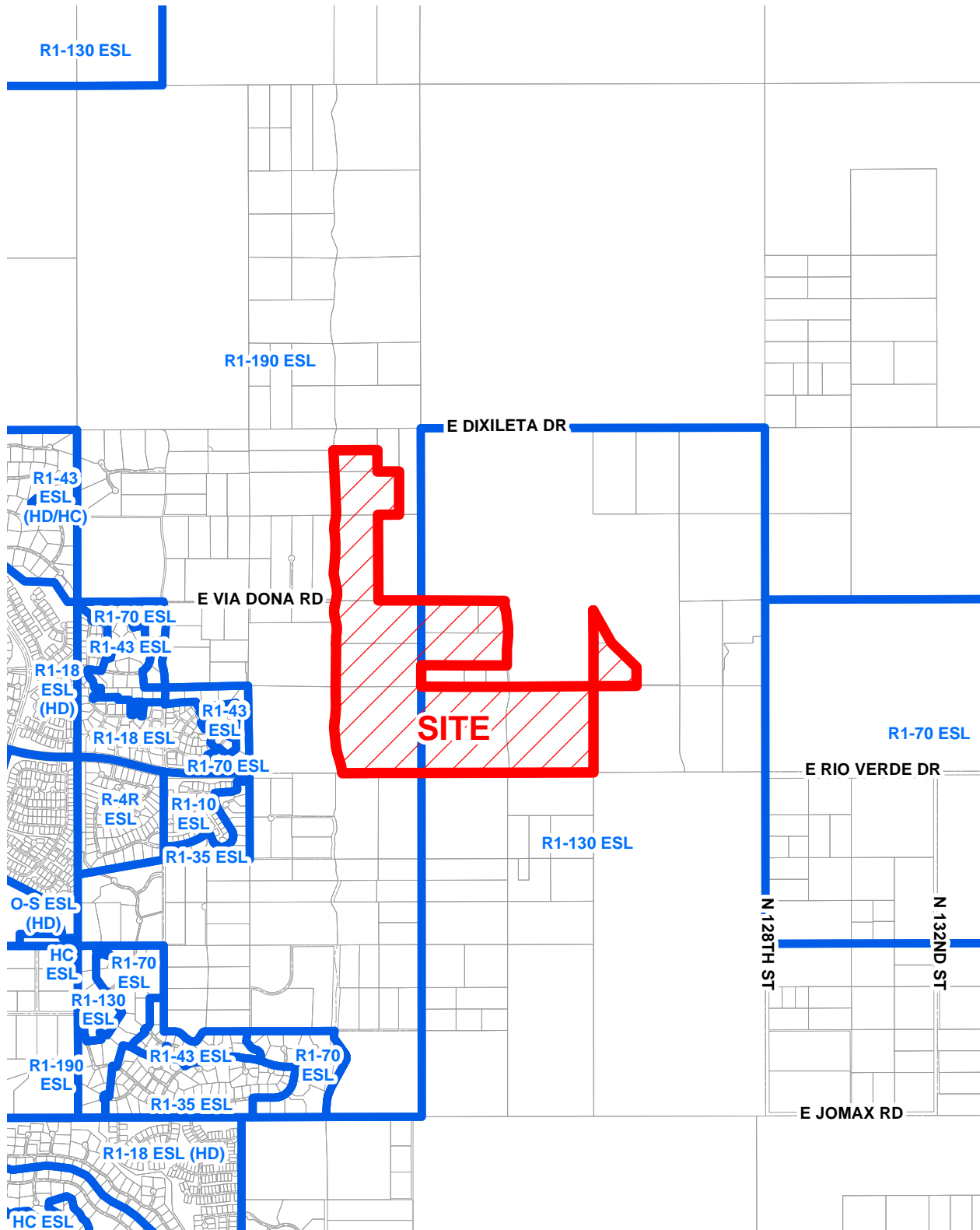
ATTACHMENT #2



The Estates at Granite Mountain

5-PP-2004

ATTACHMENT #2A



5-PP-2004

ATTACHMENT #3



5-PP-2004
4/14/05

PRELIMINARY PLAT FOR THE RESERVE SCOTTSDALE, AZ

BEING A PART OF SECTIONS 26, AND 27
TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE GOLDFIELD BROWN PAVEMENT PLAT, WHICH UNIT 3, BOOK 187 OF MAPS, PAGE 24 MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 40 AS DESCRIBED IN THE FOREMENTIONED PLAT, SAID POINT BEING THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF SECTION 26 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, A BEARING OF N 0° 14' 00" E 88 DEGREES 30 MINUTES 21 SECONDS, A DISTANCE OF 121.88 FEET TO A POINT, SAID POINT BEING THE PROPERTY CORNER OF PARCELS 43 AND 44 AS DESCRIBED IN SAID PLAT.

THENCE NORTH 88 DEGREES 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 112.00 FEET;
THENCE NORTH 13 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 181.26 FEET TO A POINT OF CURVATURE
CONFORMING TO THE NORTHEAST CURVE, A RADIUS DISTANCE OF 1000.00 FEET;
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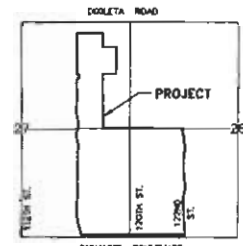
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VICINITY MAP
N.T.S.

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
1000 N. 10TH ST. SUITE 2000
PHOENIX, ARIZONA 85006
TELEPHONE: (602) 944-3000
FAX: (602) 944-3000
CONTACT: ROBERT A. SHAFER, P.E.

PROJECT MANAGER

LAND DEVELOPMENT SERVICES, LLC
4403 N. SADDLEBRIDGE TRAIL SUITE 100
SCOTTSDALE, AZ 85250
TELEPHONE: (480) 946-3020
CONTACT: DAVE BAIRD

OWNER/DEVELOPER

CROWN COMMUNITY DEVELOPMENT
3800 THAYER COURT SUITE 200
ALPHARETTA, GA 30009
TELEPHONE: (404) 251-5400
CONTACT: MICHAELE

SURVEYOR

EXTREME LAND SURVEYING, INC.
P.O. BOX 2716
PHOENIX, AZ 85004
TELEPHONE: (602) 576-6171
CONTACT: MIKE JENNINGS

UTILITIES

WATER & SEWER
ELECTRIC
TELEPHONE
CABLE T.V.

BENCHMARK

CON SP18 3362
A 3/4" IRON PIN SET IN
LOCATED AT THE INTERSECTION OF
118TH STREET AND 100 WIDE
ELEVATION = 2482.358
(BENCHMARK)

SITE DATA

OVERALL AREA - 200.00 AC
NET AREA - 185.12 AC
TRACT AREAS - 28.36 AC
TOTAL LOT AREA - 185.12 AC
TOTAL LOT COUNT - 28
MAXIMUM LOT AREA - 28.36 AC
MINIMUM LOT AREA - 14.18 AC
AVERAGE LOT AREA - 6.61 AC
DENSITY - 0.30 / AC

ZONING

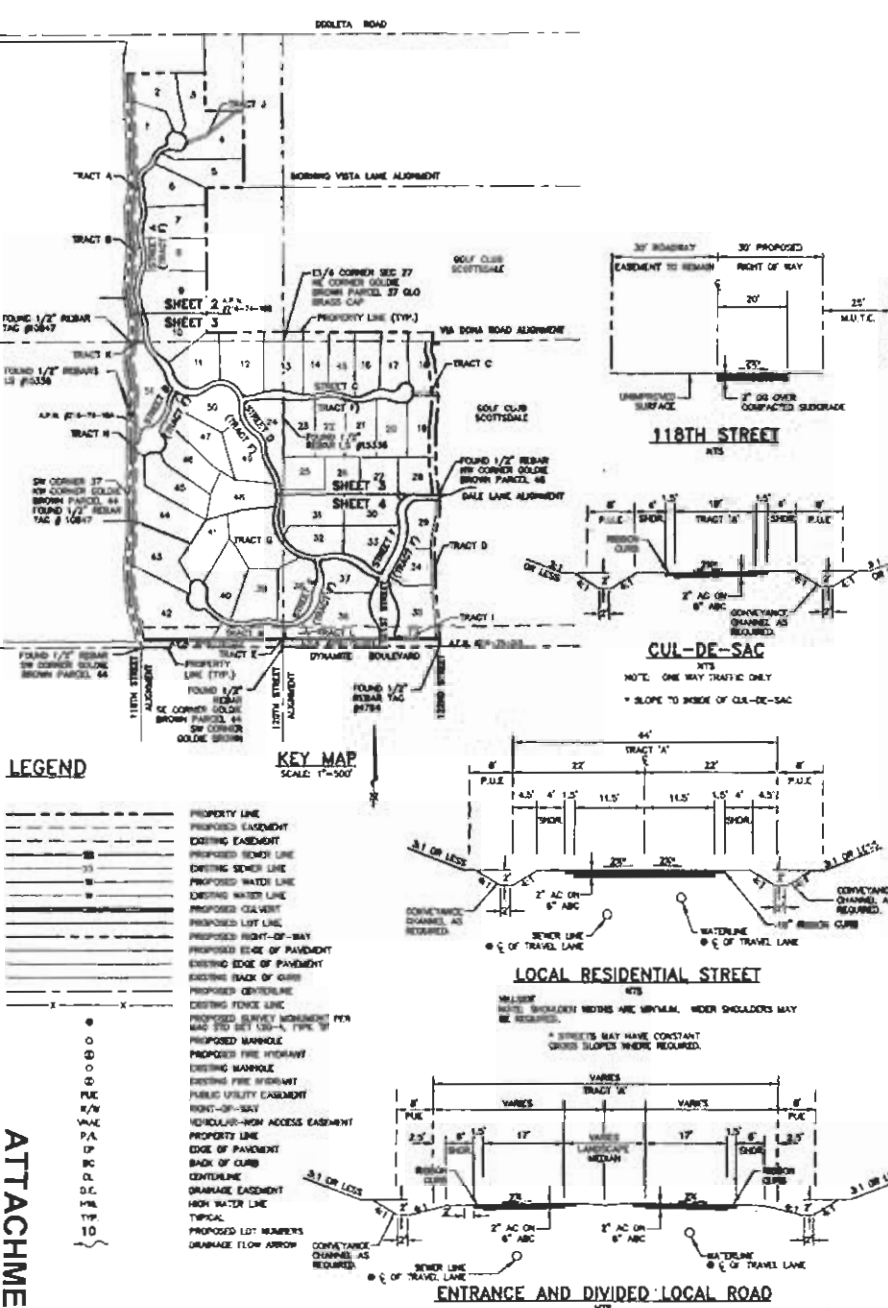
RT-180 EIR (APPROX. 1.21 AC)
RT-130 EIR (APPROX. 82 AC)

NOTES

1. ALL SHEETS WILL BE PREPARED. ALL SHEETS AND ANY STREET LIGHTS TO BE LOCATED WITHIN THIS PRIVATE TRACT ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
2. ALL TRACTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
3. FOR CHANNEL DIMENSIONS AND RETENTION VOLUME CALCULATIONS, REFER TO THE RESERVE - PRELIMINARY DRAINAGE REPORT (PREPARED BY KIMLEY-HORN & ASSOCIATES, INC.).
4. ALL GRADED LAND AND AREAS DELINEATED BY ROAD AND UTILITY CONSTRUCTION WILL BE REVEGETATED BY THE DEVELOPER USING NATIVE PLANT SPECIES IN APPROXIMATELY THE SAME DENSITY AS THE NATURAL DESERT. REVEGETATION WILL BE EITHER HAND-PLANTED OR BY AN AUTOMATIC SEED SYSTEM.
5. SUBDIVISION MAY BE PHASED.
6. 118TH STREET TO BE CONSTRUCTED AS A 1/2 STREET SECTION APPROXIMATELY 1/2 MILE TO THE NEARBY EMERGENCY ENTRANCE GATE NEAR LOTS 38 AND 39. NO IMPROVEMENTS ARE PROPOSED NORTH OF SAID SECONDARY DISTANCE.
7. SHARED ACCESS EASEMENTS HAVE BEEN PROVIDED FOR LOTS 14, 15, AND 20/21 IN ORDER FOR THEM TO SHARE COMMON DRIVEWAYS AND MAINTAIN WASH CIRCLES.

TRACT TABLE

TRACT	AREA (ACRES)	USE
A	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
B	2.00	LANDSCAPE / OPEN SPACE
C	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
D	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
E	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
F	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
G	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
H	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
I	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
J	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
K	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
L	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE
M	2.00	PUBLIC UTILITIES / LANDSCAPE / OPEN SPACE



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED RIGHT-OF-WAY
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED CURVE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING TRACK OF GOLF
- PROPOSED CENTERLINE
- EXISTING FENCE LINE
- PROPOSED SURVEY MONUMENT PER MAR 270 SET 100'-0" TYP.
- PROPOSED MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY
- VEHICLE-HIGH ACCESS EASEMENT
- EDGE OF PAVEMENT
- BACK OF CURB
- CENTERLINE
- DRAINAGE EASEMENT
- HIGH WATER LINE
- TYPICAL
- PROPOSED LOT NUMBERS
- DRAINAGE FLOW ARROW

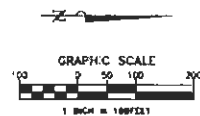
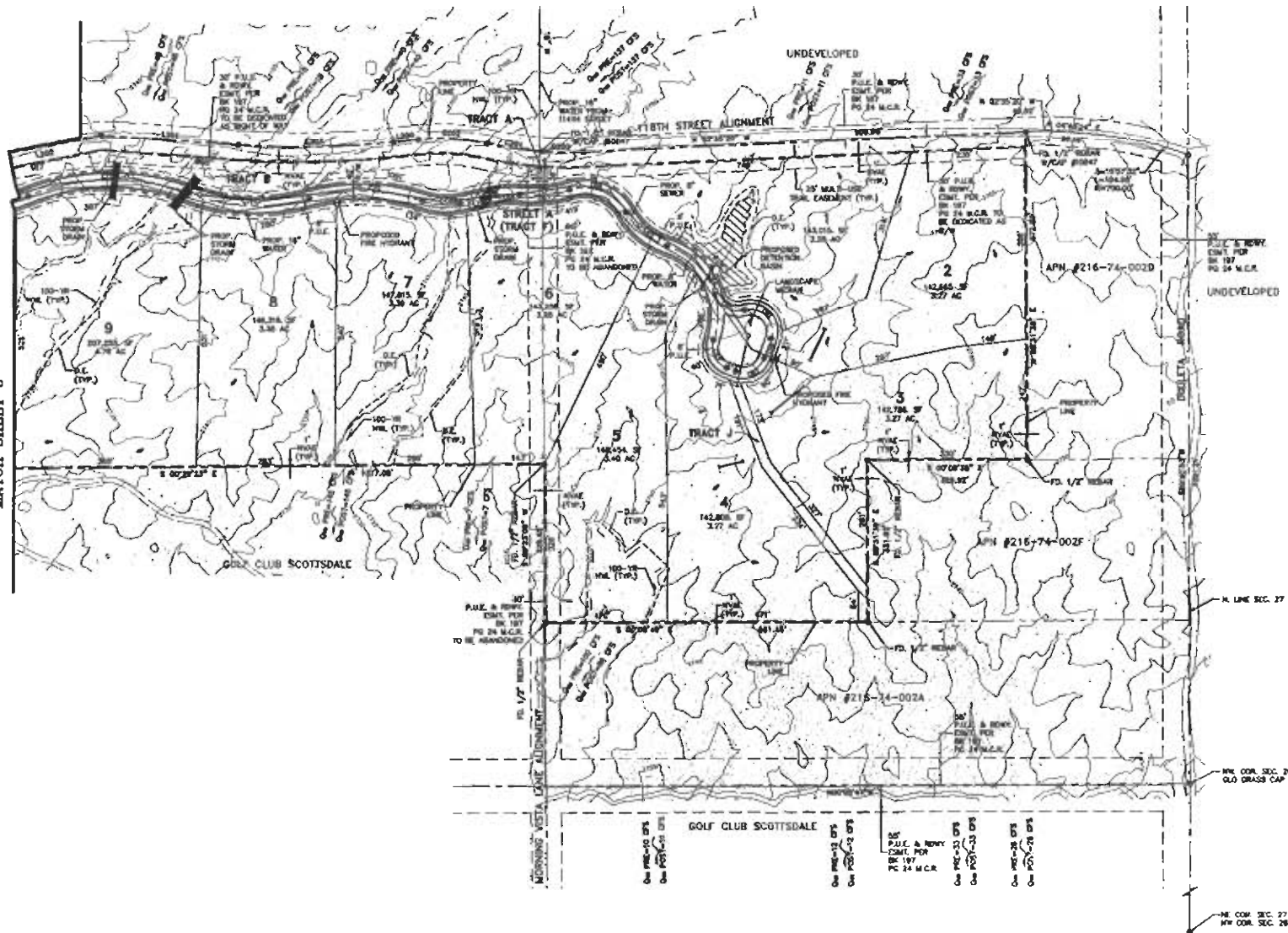
ATTACHMENT #4

Kimley-Horn and Associates, Inc.
1000 N. 10TH ST. SUITE 2000
PHOENIX, ARIZONA 85006
TELEPHONE: (602) 944-3000
FAX: (602) 944-3000
CONTACT: ROBERT A. SHAFER, P.E.

THE RESERVE
PRELIMINARY PLAT
COVER SHEET

PROJECT NO. 04-00000
DRAWING NAME 500000
1 of 5

MATCH SHEET 3



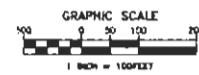
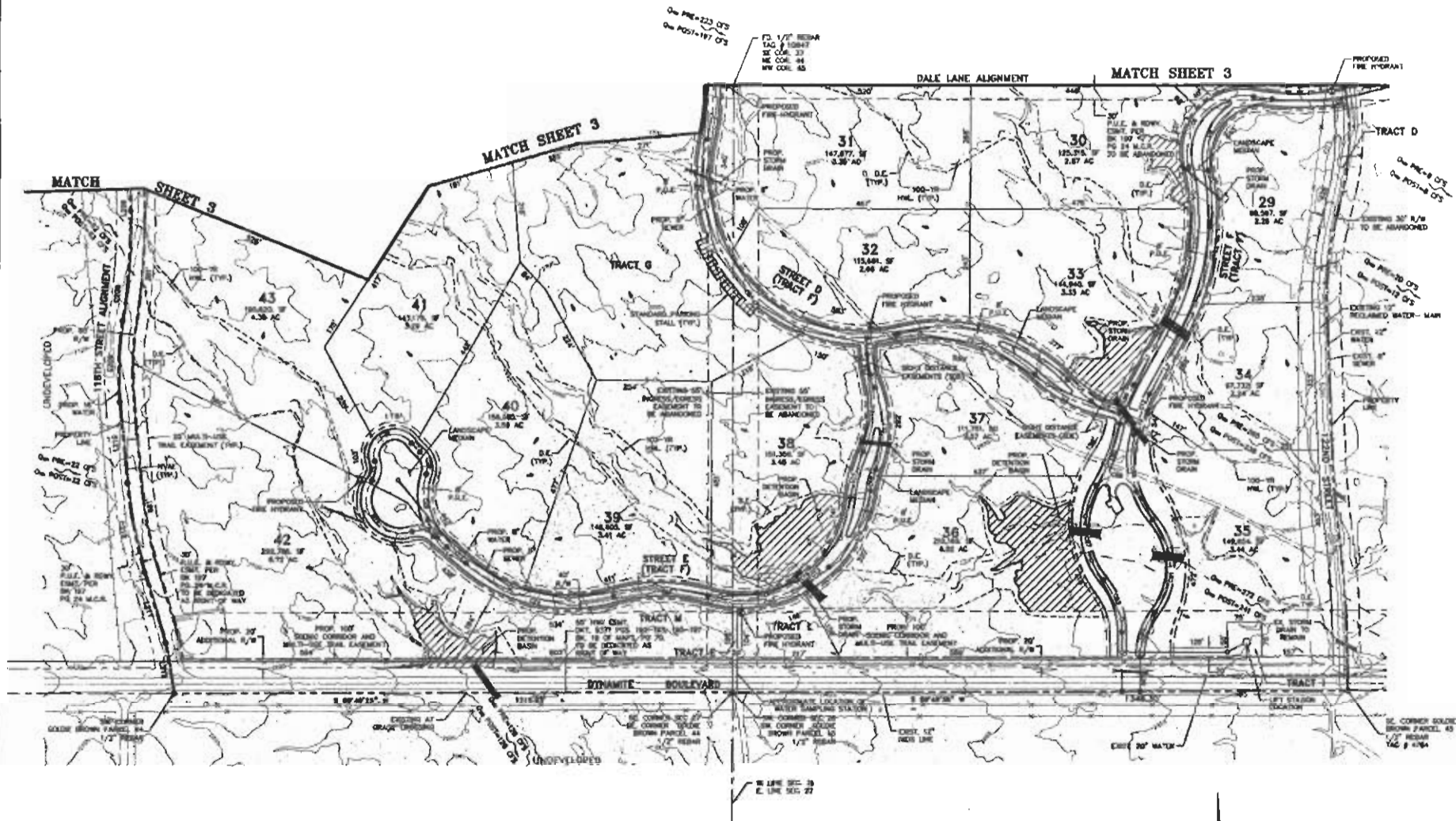
THE RESERVE
PRELIMINARY PLAT
PLAN SHEET

Kimley-Horn
and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
1875 JEFFERSON HIGHWAY, SUITE 300
DENVER, COLORADO 80202

SCALE: 1" = 100'
DATE: 04/29/2004
DRAWN BY: JLB
CHECKED BY: JLB
PROJECT NO.: 04/03/0000



PROJECT NO.: 04/03/0000
DRAWING NAME: 24037701



682-263-1000
1-800-STONE-11

THE RESERVE
PRELIMINARY PLAT
PLAN SHEET

Kimley-Horn
and Associates, Inc.



SCALE: 1" = 100'
DESIGNED BY: JLB
CHECKED BY: JLB
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
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PROJECT NO.: 05-0001
SHEET NO.: 11
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PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

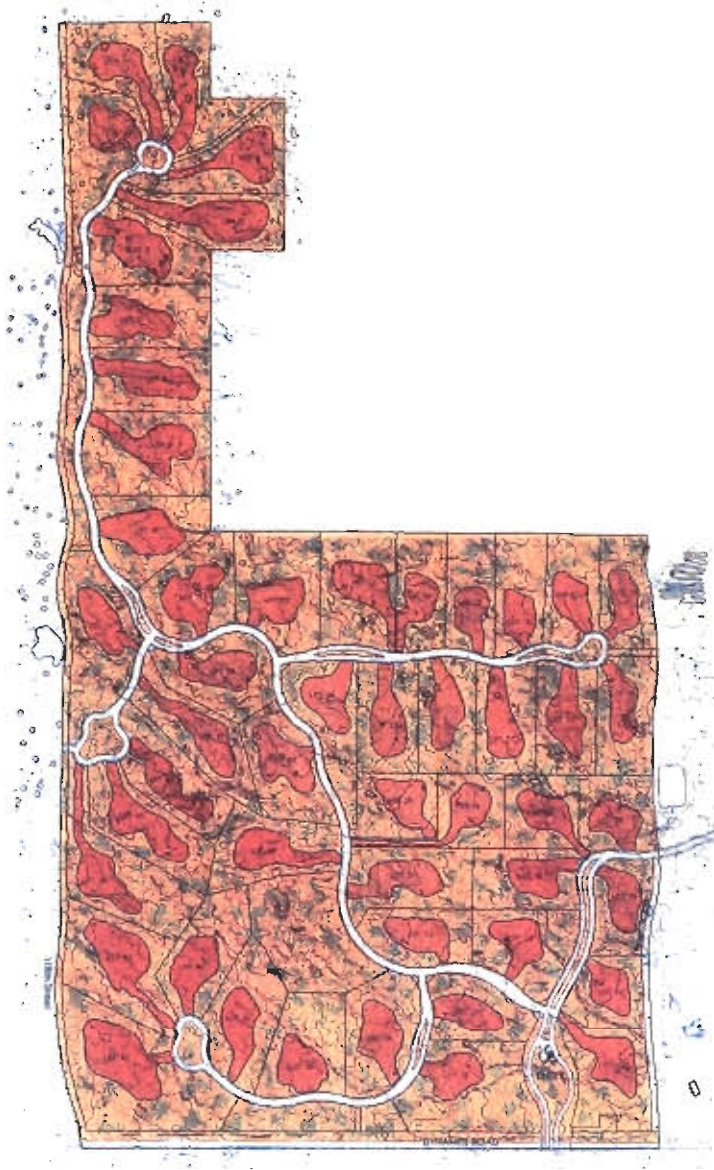
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SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005

PROJECT NO.: 05-0001
SHEET NO.: 11
DATE: 04/07/2005



SITE PLAN
THE RESERVE
SCOTTSDALE, ARIZONA



5-PP-2004
4/14/05

Sec. 5.010. R1-190 single-family residential district.

5.011. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.014. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-190 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than one hundred ~~and ninety~~ **forty two thousand and five hundred** ~~(190,000)~~ **(142,500)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot Dimensions.

Width. All lots shall have a minimum width of ~~three hundred~~ **two hundred and twenty-five** ~~(300)~~ **(225)** feet, flag lots shall have a minimum width of forty (40) feet.

C. Density. There shall be not more than one (1) single-family dwelling unit on any (1) lot.

D. Building height. No building shall exceed ~~thirty~~ **twenty-four** ~~(30)~~ **(24)** feet in height, except as otherwise provided in article VII.

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty~~ **forty-five** ~~(60)~~ **(45)** feet.
- b. Where lots have a double frontage on two (2) streets, the required front yard of ~~sixty~~ **forty-five** ~~(60)~~ **(45)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty~~ **forty-five** ~~(60)~~ **(45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less then ~~thirty~~ **twenty-three** ~~(30)~~ **(23)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty~~ **forty-five** ~~(60)~~ **(45)** feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty~~ **forty-five (45)** feet.

G. *Buildings, walls, fences and landscaping.*

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a ~~sixty-foot~~ **forty-five (45) foot** setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure. *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

- I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line within the required front, side or rear yard.

(Ord. No. 2509, § 1, 6-1-93)

DEVELOPMENT STANDARDS

SUBDIVISION NAME The Reserve

CASE # 263-PA-2002

ZONING RT-190 PCD PRD ESL XXX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
A. MIN. LOT AREA	190,000 sf	142,500 sf	25
B. MIN. LOT WIDTH			
1. Standard Lot	300'	225'	25
2. Flag Lot	-	40'	0
C. MAXIMUM BUILDING HEIGHT	24'	24'	0
D. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	60'	45'	25
• FRONT (to face of garage)	60'	45'	25
• FRONT (corner lot, side street)	60'	45'	25
• FRONT (corner lot, adjacent to key lot, side street)	60'	45'	25
• FRONT (double frontage)	60'	45'	25
2. SIDE YARD			
• Minimum	30'	23'	25
• Minimum aggregate	60'	46'	25
3. REAR YARD			
• Standard Depth	60'	45'	25
• Min. Depth (% of difference which can be occupied)			
E. DISTANCE BETWEEN BUILDINGS (MIN)			
1. Accessory & Main	10'	10'	0
2. Main Buildings/Adjacent Lots	60'	46'	25
F. MAXIMUM WALL HEIGHT			
1. FRONT	3'	3'	0
2. SIDE	8'	8'	0
3. REAR	8'	8'	0
4. Corner side not next to key lot	8' on PL	8' on PL	0
5. Corral fence height (on prop line)	6' on PL	6' on PL	0
G. DEVELOPMENT PERIMETER SETBACKS			
H. APPLICABLE ZONING CASES			
I. NOTES & EXCEPTIONS			

Sec. 5.020. R1-130 single-family residential district.

5.021. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

(Ord. No. 2470, § 1, 6-16-92)

Sec. 5.024. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-130 district:

J. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~one hundred and thirty~~ **ninety seven thousand and five hundred (97,500)** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

K. Lot Dimensions.

Width. All lots shall have a minimum width of ~~two hundred one hundred and fifty (200)~~ **(150)** feet, flag lots shall have a minimum width of forty (40) feet.

L. Density. There shall be not more than one (1) single-family dwelling unit on any (1) lot.

M. Building height. No building shall exceed ~~thirty (30)~~ **twenty-four (24)** feet in height, except as otherwise provided in article VII.

N. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~sixty forty-five (60) (45)~~ **(45)** feet.
- b. ~~Where~~ lots have a double frontage on two (2) streets, the required front yard of ~~sixty forty-five (60) (45)~~ **(45)** feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~sixty forty-five (60) (45)~~ **(45)** feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less then ~~thirty (30)~~ **twenty-three (23)** feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than ~~sixty (60)~~ **forty-five (45)** feet.

4. Other requirements and exceptions as specified in article VII.

O. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~sixty~~ **forty-five (45)** feet.

P. *Buildings, walls, fences and landscaping.*

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet are allowed subject to a ~~sixty-foot~~ **forty-five (45) foot** setback from the side and rear property line. Walls, fences and hedges shall not exceed three (3) feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure.
Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. A minimum of five (5) percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

Q. *Access.* All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

R. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line within the required front, side or rear yard.

(Ord. No. 2470, § 1, 6-16-92; Ord. No. 2509, § 1, 6-1-93)

DEVELOPMENT STANDARDS

SUBDIVISION NAME The Reserve

CASE # 263-PA-2002

ZONING R1-130 PCD PRD ESL XXX

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
C. MIN. LOT AREA	130,000 sf	97,500 sf	25
D. MIN. LOT WIDTH			
4. Standard Lot	200'	150'	25
5. Flag Lot	-	40'	0
G. MAXIMUM BUILDING HEIGHT	24'	24'	0
H. MIN. YARD SETBACKS			
1. FRONT YARD			
• FRONT (to face of building)	60'	45'	25
• FRONT (to face of garage)	60'	45'	25
• FRONT (corner lot, side street)	60'	45'	25
• FRONT (corner lot, adjacent to key lot, side street)	60'	45'	25
• FRONT (double frontage)	60'	45'	25
3. SIDE YARD			
• Minimum	30'	23'	25
• Minimum aggregate	60'	46'	25
6. REAR YARD			
• Standard Depth	60'	45'	25
• Min. Depth (% of difference which can be occupied)			
I. DISTANCE BETWEEN BUILDINGS (MIN)			
2. Accessory & Main	10'	10'	0
2. Main Buildings/Adjacent Lots	60'	46'	25
J. MAXIMUM WALL HEIGHT			
6. FRONT	3'	3'	0
7. SIDE	8'	8'	0
8. REAR	8'	8'	0
9. Corner side not next to key lot	8' on PL	8' on PL	0
10. Corral fence height (on prop line)	6' on PL	6' on PL	0
J. DEVELOPMENT PERIMETER SETBACKS			
K. APPLICABLE ZONING CASES			
L. NOTES & EXCEPTIONS			

RIDGE/TOP OF BERM
MEANDERS WITHIN
SCENIC ENHANCEMENT
ZONE

TOP OF BERM

RIDGE/TOP OF BERM
MEANDERS WITHIN
SCENIC ENHANCEMENT
ZONE

VARIOUS LOW POINTS
HELP DISRUPT UNIFORMITY
IN LANDSCAPE BERM

75' SCENIC ENHANCEMENT
ZONE

25' UNDISTURBED ZONE

DYNAMITE R.O.W.

DYNAMITE RD.

* MULTI-USE TRAIL EASEMENT TO BE LOCATED
WITHIN 100' SCENIC CORRIDOR. EXACT LOCATION
& ALIGNMENT TO BE DETERMINED AT A LATER DATE.

75'
100'
Scenic Corridor
25'
75'



Not to Scale

GREG PICKETT
Landscape Architecture
January 2005

SCENIC ENHANCEMENT ZONE
THE RESERVE
Scottsdale, Arizona

ATTACHMENT #7

5-PP-2004
4/14/05



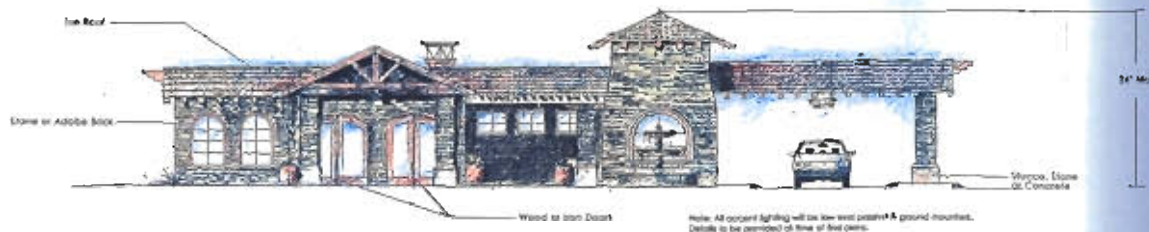
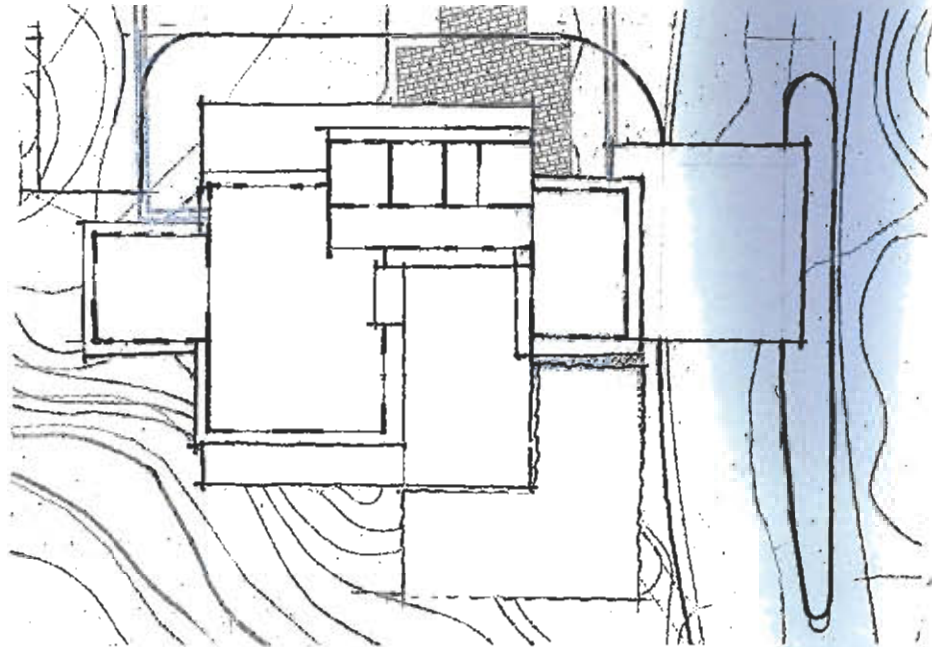
Conceptual berm and landscape Enhancement Eriob
THE RESERVE
 SCOTTSDALE, ARIZONA

PLANT MATERIAL LIST

Plant Name	Quantity	Notes
Agave	100	
Yucca	50	
Joshua Tree	20	
Desert Willow	10	
Iron Cholla	5	
Red Cholla	5	
White Cholla	5	
Blue Cholla	5	
Yellow Cholla	5	
Green Cholla	5	
Red Cholla	5	
Yellow Cholla	5	
Green Cholla	5	
Blue Cholla	5	
White Cholla	5	
Iron Cholla	5	
Desert Willow	5	
Joshua Tree	5	
Yucca	5	
Agave	5	

Prepared by
 [Name]
 [Address]
 [City, State, Zip]

5-PP-2004
 4/14/05



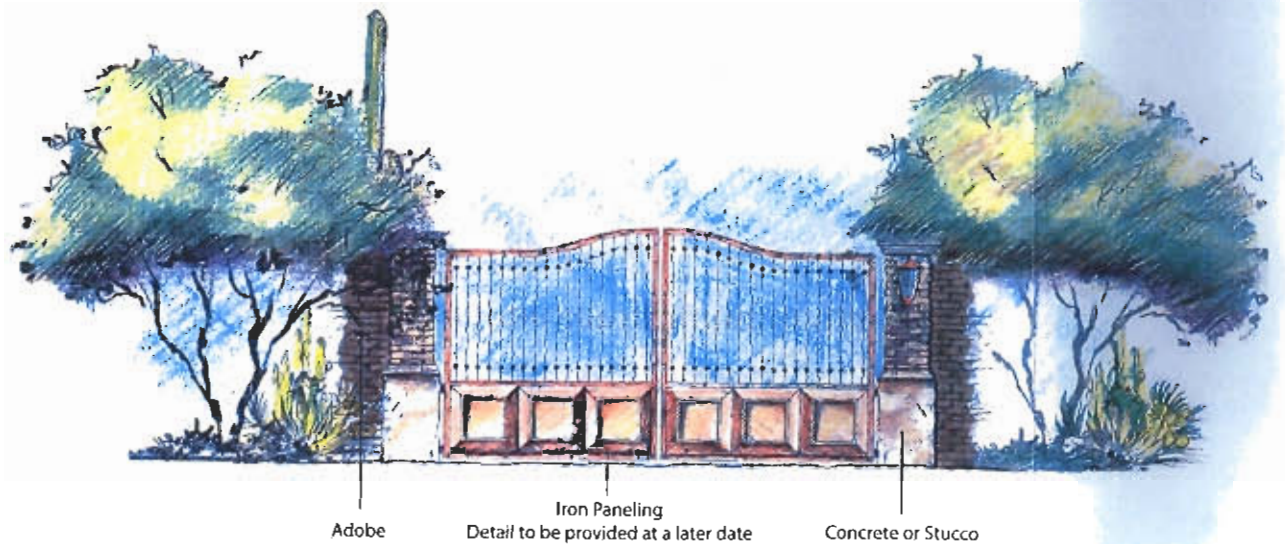
CONCEPTUAL ENTRY GATE HOUSE ELEVATION
 THE RESERVE
 Scottsdale, Arizona

UNIVERSITY CITY
 10000 N. 100th Ave.
 Scottsdale, AZ 85258

5-PP-2004
 4/14/05



For walls & buildings all materials to be consistent with material sample sheet.



THE RESERVE
Scottsdale, Arizona

Large Gate

April 8, 2005
GREEN PICTURES
Landscape Architecture & Photography, Inc.

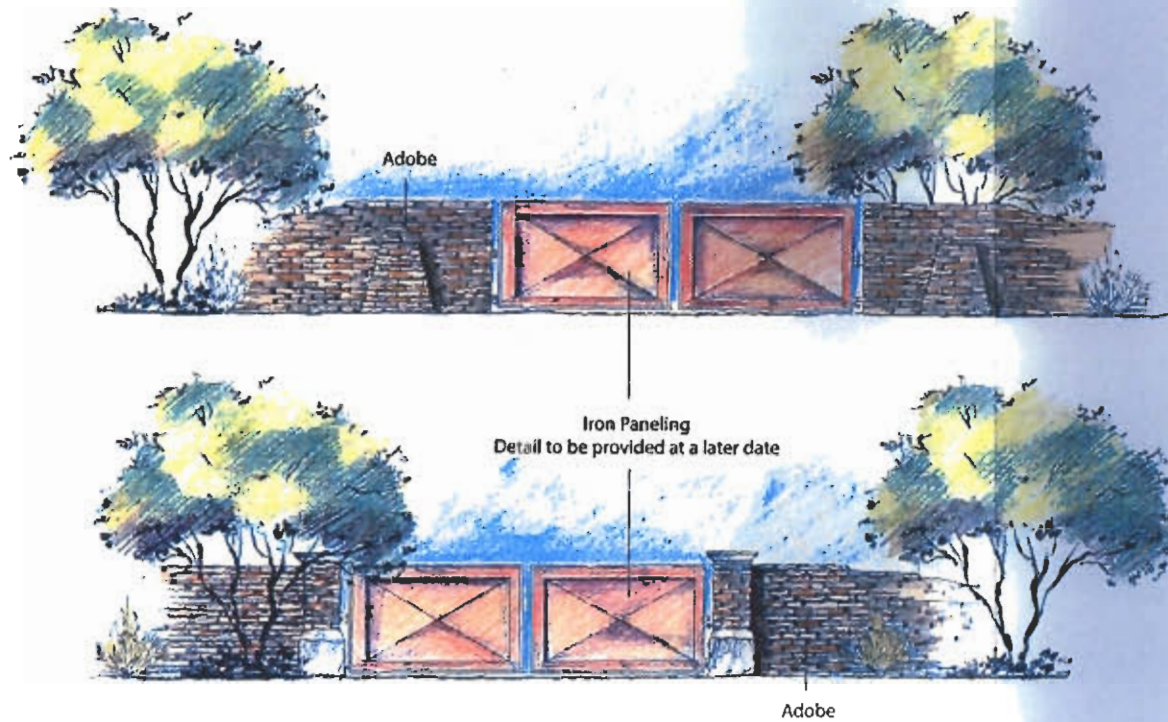
ATTACHMENT #9

5-PP-2004
4/14/05



THE RESERVE

Scottsdale, Arizona



Gates

April 8, 2005

GREY/PICKETT
Landscape Architecture | Community Design

5-PP-2004
4/14/05



For walls & buildings all materials to be consistent with material sample sheet.



THE RESERVE
Scottsdale, Arizona

Ramada With Tower

April 8, 2005
GRIFFIN PICKETT
Architects & Planners, P.C.

ATTACHMENT #10

5-PP-2005
4/14/05



THE RESERVE

Scottsdale, Arizona

For walls & buildings all materials to be consistent with material sample sheet.

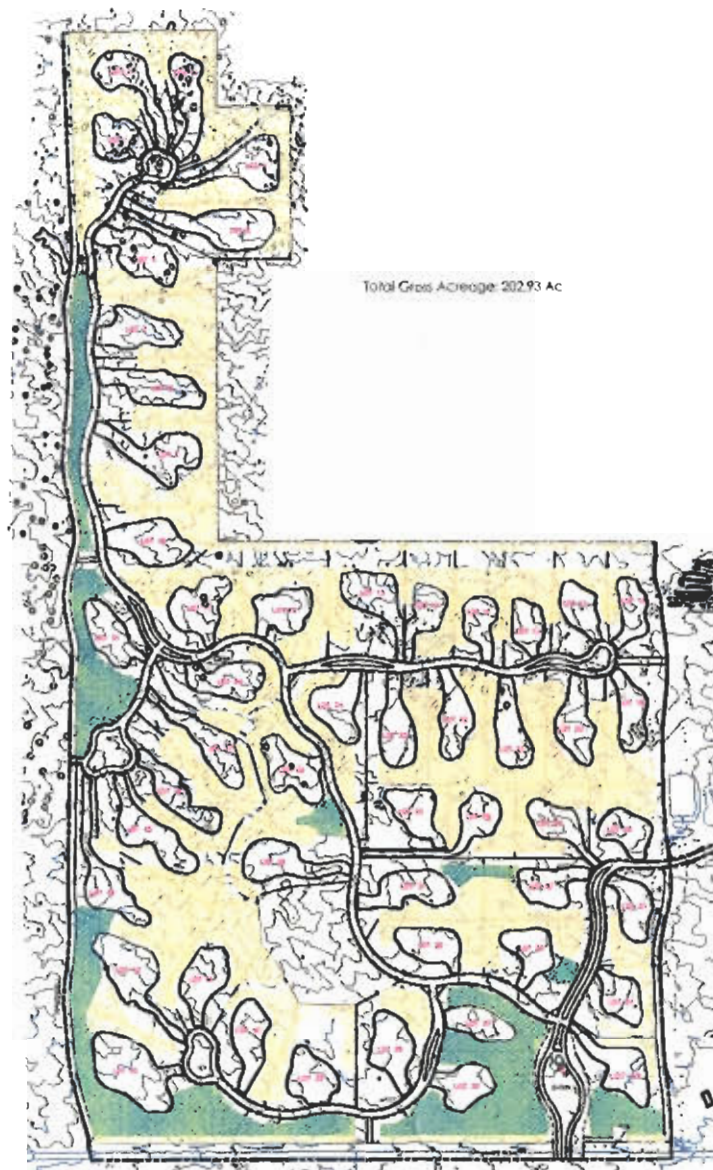


Tower

April 8, 2005

GARY PICKETT
Landscape Architect / Environmental Design

5-PP-2005
4/14/05



Total Gross Acreage: 202.93 Ac

NAOS EXHIBIT - PRE R.O.W. ABANDONMENT
THE RESERVE
SCOTTSDALE, ARIZONA

Lot #	Lot Size (Acres)	Starting Inventory Size (SFI)	NAOS Provided SFI	NAOS Required SFI	NAOS Deficit SFI	Remaining for Lot Open Space (SFI)	Inventory Size (SFI)
1	0.01	100	100	100	0	100	100
2	0.01	100	100	100	0	100	100
3	0.01	100	100	100	0	100	100
4	0.01	100	100	100	0	100	100
5	0.01	100	100	100	0	100	100
6	0.01	100	100	100	0	100	100
7	0.01	100	100	100	0	100	100
8	0.01	100	100	100	0	100	100
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82	0.01	100	100	100	0	100	100
83	0.01	100	100	100	0	100	100
84	0.01	100	100	100	0	100	100
85	0.01	100	100	100	0	100	100
86	0.01	100	100	100	0	100	100
87	0.01	100	100	100	0	100	100
88	0.01	100	100	100	0	100	100
89	0.01	100	100	100	0	100	100
90	0.01	100	100	100	0	100	100
91	0.01	100	100	100	0	100	100
92	0.01	100	100	100	0	100	100
93	0.01	100	100	100	0	100	100
94	0.01	100	100	100	0	100	100
95	0.01	100	100	100	0	100	100
96	0.01	100	100	100	0	100	100
97	0.01	100	100	100	0	100	100
98	0.01	100	100	100	0	100	100
99	0.01	100	100	100	0	100	100
100	0.01	100	100	100	0	100	100

Average	10.0	17.0	21.0
NAOS Provided	10.0	17.0	21.0
NAOS Required	10.0	17.0	21.0
NAOS Deficit	0.0	0.0	0.0

Average Land Slope	% NAOS Required	Slope Analysis Area	Slope Analysis Area	NAOS Area Required	% NAOS Required
0-4%	15%	35+183.19	16.08	4.02	
Over 4% up to 8%	25%	297.1676.47	68.72	17.06	
Over 8% up to 10%	30%	4173120.51	95.80	33.33	
Over 10% up to 15%	45%	800229.48	20.66	9.30	
Over 15% up to 25%	45%	83186.76	2.14	0.58	
Over 25%	45%	1296.33	0.03	0.01	
		Total	202.93	64.88	31.97%

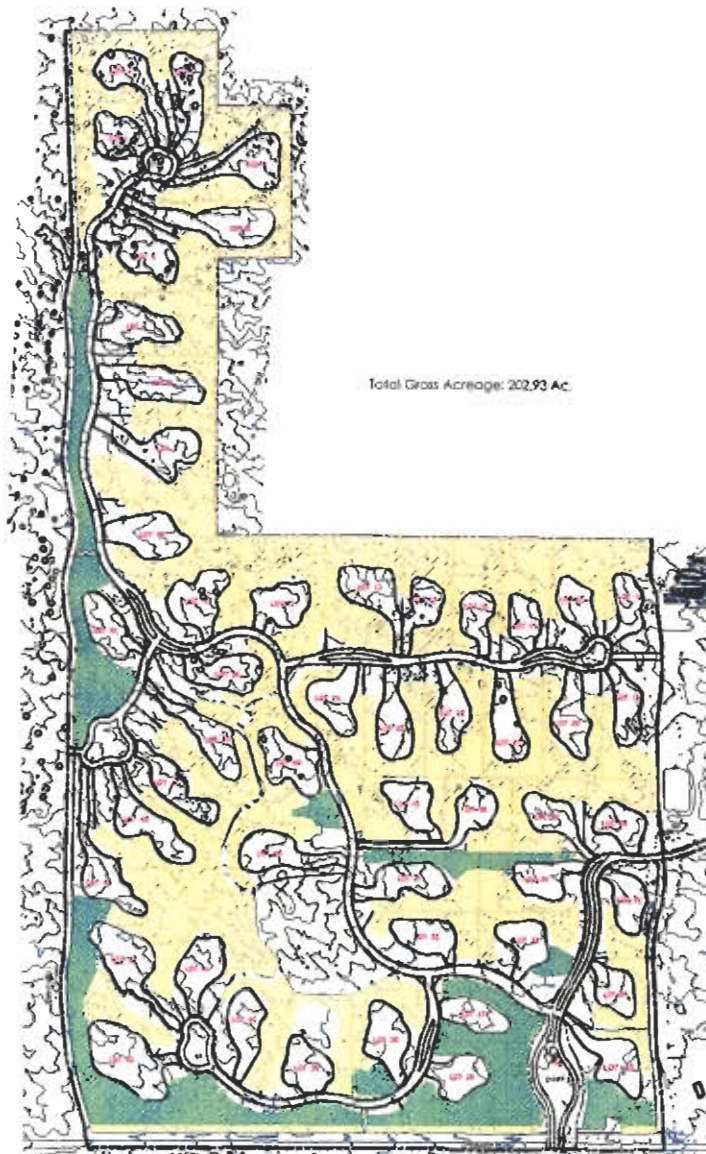
Area Allowed to be Disturbed and Revegetated (AC)	19.46	30% of Total NAOS required
Area that Must Remain Undisturbed (AC)	45.42	70% of Total NAOS required

- Natural Area Open Space
- Revegetated Natural Area Open Space

Notes:
All natural Area Open Space may be enhanced with additional native plant material.
All Natural Area Open Space locations are conceptual and subject to modification.
Internal private trails are not being counted towards total NAOS



5-PP-2004
4/14/05



NAOS EXHIBIT-POST R.O.W. ABANDONMENT
THE RESERVE
SCOTTSDALE, ARIZONA

GREY|PICKETT
landscape architecture | community design
Date: April 8, 2005

[illegible]

F.A.O. - Calculation Table					
Average Land Slope	% NAHIS Engaged	Slope Analysis Area	Slope Analysis Area	NAHIS Area Engaged	% NAHIS Engaged
	70	587	587	587	100
0-2%	25%	587 (33.1)	16.08	6.81	
Over 2% up to 10%	25%	293 (16.5)	8.04	3.41	
Over 10% up to 20%	25%	473 (26.5)	13.00	5.55	
Over 20% up to 25%	43%	900 (50.3)	25.00	9.30	
Over 25% up to 30%	48%	317 (18.0)	8.14	3.00	
Over 30%		124 (6.9)	3.00	1.00	
		Total	2002.93	64.08	31.97%

^aUpper 2 cm. Upper 20 cm. Lower 20 cm. Lower 2 cm.

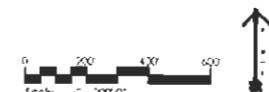
Area Allowed to be Disturbed and Revegetated (AC)	19.46	% of Total RAGS required
Area that Must Remain Undisturbed (AC)	45.42	% of Total RAGS required

 Natural Area Open Space

 Revegetated Natural Area Open Space

Note:

All Natural Area Open Space may be enhanced with additional native plant material.
All Natural Area Open Space locations are conceptual and subject to modification.
Internal private FOIs are not being counted towards total NAOs



5-PP-2004
4/14/85

THE RESERVE
N 118TH STREET
SCOTTSDALE, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>NO ON STREET PARKING.</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p><input type="checkbox"/> A. KNOX BOX</p> <p><input type="checkbox"/> B. PADLOCK</p> <p><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>18</u>. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 15. ALL STREETS & DRIVEWAYS SHALL BE DESIGNED FOR A MIN. 100 YEAR STORM AND EMERGENCY VEHICLE ACCESS. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM.</p> |
|---|--|

ATTACHMENT A

Stipulations for Case: 5-PP-2004

Case Name: The Reserve

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Kimley-Horn and Associates, Inc., dated 04/14/05 by City staff.

The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Land Development Services, LLC, dated 04/14/05 by City staff.

Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Greey-Pickett, dated 04/14/05 by City staff

The Conceptual Walls Design by Greey-Pickett, dated 04/14/05 by City staff.

The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Greey-Pickett, dated 04/14/05 by City staff.

Engineering Documents

- g. Preliminary Drainage Report for The Estates at the Golf Club at Scottsdale; prepared by Kimley-Horn and Associates, dated September 2003.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. *Final plat shall identify a fifty (50) foot wide Cross-Access Easement located jointly on Lots 13 and 14 with a minimum length of one hundred fifty (150) feet from proposed back of right-of-way.*
3. *All abandonments of existing Goldie Brown Roadway and Public Utility Easements must be approved prior to, or concurrently with, final plat approval.*
4. *Provide trail connection between internal subdivision trail system (private) and proposed trails along Dynamite Road and 118th Street (public).*
5. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
6. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
7. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.

8. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
9. *The minimum total NAOS to be dedicated for this project shall be 83.38 acres.*

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review. *The building envelope shall be dimensioned from the point of the building envelope closest to the property line.*
- B. All washes of fifty (50) cfs or greater flow in a 100-year event shall be left in place and in natural condition. Requests to modify, redirect or divert watercourses of fifty (50) cfs or greater flow in a 100-year event shall be submitted to the City of Scottsdale Planning and Development Services Department for review and approval.
- C. *All boulders or boulder outcroppings as identified on Opportunities and Constraints Map that meet the Zoning Ordinance definition of protected boulder by size shall have a Boulder Easement placed on an area encompassing the boulder or boulder outcropping and extending twenty (20) feet from the edge of identified boulder or boulder outcropping. The Boulder Easement shall be identified by a note on the cover sheet of the Final Plat and shall state that all Boulder Easements shall never be altered or released.*
- D. *A four (4) foot wide trail and city standard trail signs shall be installed along 118th Street in the proposed 25-foot multi-use trail easement.*

Street Dedication Requirements

DRB Stipulations

Ordinance

- E. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
118 th Street	Minor Collector	60 foot (full width)
121 st Street	Minor Collector	60 foot (full width)
122 nd Street	Minor Collector	60 foot (full width)
Dynamite Boulevard	Major Arterial	Existing. Additional may be required for raised median (see no. 48 below).
Internal Streets (Private)	Local Residential	ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements

DRB Stipulations

10. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The

minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.

All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

11. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 25-foot wide public trail easement along the 118th street alignment. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

12. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

13. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Dynamite Boulevard and 118th Street except at the approved driveway location/s.

14. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

15. Emergency Access Easement: To be provided over the main entrance to the site.

Ordinance

F. Drainage Easement: Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

G. Waterline and Sanitary Sewer Easements

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

H. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

I. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

J. An Natural Area Open Space Easement (NAOS):

- (1) A Natural Area Open Space easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Final Improvement Plan Requirements

PLANNING

Gate House Design And Amenity Feature Design

DRB Stipulations

16. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
17. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
18. All exterior conduit and raceways shall be painted to match the building.
19. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
20. *Any changes in design, material finishes, or color of proposed gatehouse or entry feature/walls shall return to the project coordinator for staff approval.*

Ordinance

- K. No paint colors shall be used that have an LRV greater than thirty-five (35) percent.
- L. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Department.

Walls, And Fence Design

DRB Stipulations

21. All walls shall match the architectural color, materials and finish of those shown in presentation booklets dated 04/14/05 by City staff.
22. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

Natural Area Open Space (NAOS)

DRB Stipulations

23. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS. (
24. NAOS shall not be dedicated within 5-feet of any building
25. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
26. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

Construction Envelope Exhibit

DRB Stipulations

27. Add the following note the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."

Ordinance

- M. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review. The building envelope shall be dimensioned from the point of the building envelope closest to the property line.

Landscape Design**DRB Stipulations**

28. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
29. Salvaged vegetation shall be incorporated into the landscape design.
30. Provide the following note on cover sheet of landscape plans: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
31. Public right-of-way median landscaping and irrigation shall be installed and constructed in accordance with the City of Scottsdale's Supplement to MAG Standard Specification.
32. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

Ordinance

- N. *Provide calculations for all water intensive plants and turf on site. Calculations shall include amount allowed and that which is provided.*
- O. *Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette of final landscape plans. (Section 10.501.B, Zoning Ordinance)*
- P. *All species shall be selected solely from the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.*
- Q. *No trees shall be in public utility easements. Nor shall they be within seven feet of a water line or sewer line. A minimum of ten feet of separation is also required from future transformer location.*

Exterior Lighting Design**DRB Stipulations**

33. *Any proposed landscape lighting shall require separate approval by Development Review Board or project coordinator.*
34. *No fixture shall be mounted higher than 16 feet above grade.*
35. *The maximum allowed wattage is 50 watts for incandescent lighting and 35 watt for halogen lighting.*
36. *The maintained maximum and average maintained horizontal illuminance at grade shall not exceed 4.0 and 1.0, respectively.*
37. *The initial vertical illuminance (maximum spill directly out of the property) at 6 feet above grade around the entire property line shall not exceed 0.1 footcandles.*
38. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
39. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
40. Incorporate into the project's design, the following:

Gate House Design And Amenity Feature Design

- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Landscape Lighting

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Fixtures shall be a flat black or dark bronze finish.
- e. Landscaping lighting shall only be utilized to accent plant material.
- f. All landscape lighting directed upward, shall be aimed away from property line.
- g. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts for incandescent lighting and 35 watt for halogen lighting.

Path lighting

- h. Path light fixtures shall meet all IESNA requirements for cutoff.
- i. Fixtures shall be a flat black or dark bronze finish.
- j. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

Ordinance

- R. The landscape light lamps shall not exceed 15 watts.
- S. Building mounted light lamp shall not exceed 50 watts for incandescent and fluorescent lighting sources, 25 for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
- T. Building mounted lighting shall not exceed a height of 6-feet.
- U. The path light lamps shall not exceed 50 watts for incandescent and fluorescent lighting sources, 25 for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.

Additional Planning Items

DRB Stipulations

- 41. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 42. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.
- 43. Any changes in design, material finishes, or color of proposed armadas or of private park amenity shall return to the project coordinator for staff approval.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

- 44. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Preliminary Drainage Report; prepared by Kimley Horn and Associates, shall require an addendum to this Drainage Plan, subject to review and approval by the city staff.

- b. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 45. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 46. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
- 47. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 48. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 49. Provide positive drainage away from walks and curbs along all streets.
- 50. Riprap shall be indigenous stone.
- 51. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- V. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- W. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- X. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- Y. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

52. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
118 th Street	Minor Collector	Full width, access from internal streets to be provided.	Vertical	5 foot wide trail within the 25 foot wide multi-use trail easement, minimum 5 foot wide sidewalk to be provided.
121 st Street	Minor Collector	Full width	Ribbon	Minimum 5 foot wide sidewalk to be provided.
122 nd Street	Minor Collector	Full width	Ribbon	Minimum 5 foot wide sidewalk to be provided.
Dynamite Boulevard	Major Arterial	Raised median to prohibit left-out from the site. See note 52 below.	Existing	Existing
Internal Street	Local Residential	Full width	Ribbon	Minimum 5 foot wide sidewalk to be provided.

53. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for 118th Street, 121st Street and 122nd Street, to be reviewed and approved by the City, prior to submittal of final improvement plans.
54. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
55. Roadways shall include left and right turn lanes, deceleration lanes, and median breaks as conceptually identified in the approved Circulation Master Plan, unless otherwise approved by the City of Scottsdale Transportation Department General Manager.
56. The site access shall be located at the 121st Street alignment. Access at this location shall be restricted to left-in, right-in, right-out only. The developer shall construct a raised median in Dynamite Boulevard to prohibit the left-out movement. The developer shall be responsible for all pavement widening associated with the construction of this raised median.
57. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- Z. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

- AA. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

58. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 4 foot wide public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
59. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
60. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse

DRB Stipulations

61. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- BB. Underground vault-type containers are not allowed.
- CC. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- DD. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

62. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
63. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition,

the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
64. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
65. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
66. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- EE. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- FF. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

67. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
68. Bridges:
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. Bridge (or other crossings) finish shall match the design, material finishes and colors of those presented in presentation booklets for the subdivision.
 - c. Changes in the design or material finish of any bridges or wash crossings shall return to the project coordinator for staff approval.

Additional Engineering Items**DRB Stipulations**

69. The developer is responsible for extending water and wastewaterlines throughout this subdivision and providing points of connection to each existing parcel of developable property that abuts this development.

Construction Requirements

As-Builts**DRB Stipulations**

70. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
71. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
72. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
73. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	<i>The Reserve</i>
Zoning	R1-190 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	190,000 s.f.	25%	142,500 s.f.	25%
Min. Lot Width				
Standard Lot	300'	25%	225'	25%
Flag Lot				
Maximum Building Height	24'	N/A	24'	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	23'	25%
Minimum aggregate	60'	25%	46'	25%
Rear Yard				
Standard Depth	60'	25%	45'	25%
Min. Depth (% of difference which can be occupied)				
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10'	25%	10'	N/A
Main Buildings/Adjacent Lots	60'	25%	46'	25%
Maximum Wall Height				
Front	3'	N/A	3'	N/A
Side	8'	N/A	8' (1)	N/A
Rear	8'	N/A	8' (1)	N/A
Corner side not next to key lot	8'	N/A	8'	N/A
Corral fence height (on prop line)	6' on PL	N/A	6' on PL	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				
(1) All solid walls must be setback a minimum of 15' from all side or rear property lines.				

Summary Of Development Standards

Subdivision Name	<i>The Reserve</i>
Zoning	R1-130 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000 s.f.	25%	97,500 s.f.	25%
Min. Lot Width				
Standard Lot	200'	25%	150'	25%
Flag Lot				
Maximum Building Height	24'	N/A	24'	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	23'	25%
Minimum aggregate	60'	25%	46'	25%
Rear Yard				
Standard Depth	60'	25%	45'	25%
Min. Depth (% of difference which can be occupied)				
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10'	25%	10'	N/A
Main Buildings/Adjacent Lots	60'	25%	46'	25%
Maximum Wall Height				
Front	3'	N/A	3'	N/A
Side	8'	N/A	8' (1)	N/A
Rear	8'	N/A	8' (1)	N/A
Corner side not next to key lot	8'	N/A	8'	N/A
Corral fence height (on prop line)	6' on PL	N/A	6' on PL	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				
(1) All solid walls must be setback a minimum of 15' from all side or rear property lines.				